023.0	0001	0038.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,071,000	/	1,071,000
USE VALUE:	1,071,000	/	1,071,000
ASSESSED:	1,071,000	/	1,071,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51	-53	AMSDEN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ADLER MONICA
Owner 2:	
Owner 3:	
Street 1:	53 AMSDEN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ADLER MONICA/LEORA -
Owner 2:	-
Street 1:	51 AMSDEN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2556 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4498.000	622,400	4,600	444,000	1,071,000
Total Card	0.103	622,400	4,600	444,000	1,071,000
Total Parcel	0.103	622,400	4,600	444,000	1,071,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 418.96 /Parcel: 418.96

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 023.0-0001-0038.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	622,400	4600	4,498.	444,000	1,071,000		Year end	12/23/2021
2021	104	FV	594,500	4600	4,498.	444,000	1,043,100		Year End Roll	12/10/2020
2020	104	FV	594,700	4600	4,498.	444,000	1,043,300	1,043,300	Year End Roll	12/18/2019
2019	104	FV	444,500	4600	4,498.	471,700	920,800	920,800	Year End Roll	1/3/2019
2018	104	FV	444,500	4600	4,498.	344,100	793,200	793,200	Year End Roll	12/20/2017
2017	104	FV	417,400	4600	4,498.	299,700	721,700	721,700	Year End Roll	1/3/2017
2016	104	FV	417,400	4600	4,498.	255,300	677,300	677,300	Year End	1/4/2016
2015	104	FV	372,900	4600	4,498.	249,700	627,200	627,200	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ADLER MONICA/LE	54804-552		6/10/2010	Family	280,000	No	No		
GENATOSSIO ALAN	35789-40		6/28/2002		575,000	No	No		
GENATOSSI ALAN	28106-110		1/26/1998	Family	1	No	No		A

PAT ACCT. 1880

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/18/1999	85	Manual	7,500					COVER WINDOWS/SOFF

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2017	MEAS&NOTICE	HS	Hanne S
10/4/2002	MLS	HC	Helen Chinal
11/20/1999	Inspected	264	PATRIOT
9/30/1999	Mailer Sent		
9/30/1999	Measured	264	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4498		Sq. Ft.	Site		0	80.	1.23	1									443,953						444,000	

Entered Lot Size

Total Land:
Land Unit Type:

User Acct

14941

GIS Ref

GIS Ref

Insp Date

07/29/17

!1880!

PRINT

Date	Time
12/29/21	20:43:55

LAST REV

Date	Time
08/03/17	18:10:38
ekelly	

USER DEFINED

Prior Id # 1:	14941
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Total AC/HA:	0.10326	Total SF/SM:	4498	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	443,953	Spl Credit		Total:	444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.07236528
Const Adj.:	0.98000199
Adj $ / SQ:	189.166
Other Features:	128000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	764614
Depreciation:	142218
Depreciated Total:	622396

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	1
1	7	3	2
Totals			
2	13	5	

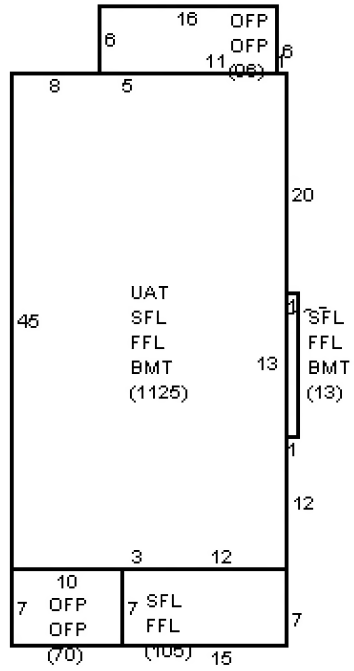
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	208.08
Special Features:	0	Val/Su Net:	146.90
Final Total:	622400	Val/Su SzAd	250.36

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,243	189.170	235,133
SFL	Second Floor	1,243	189.170	235,133
BMT	Basement	1,138	56.750	64,581
OFP	Open Porch	332	21.040	6,985
UAT	Upper Attic	281	89.850	25,271

Net Sketched Area:	4,237	Total:	567,103

Size Ad	2486	Gross Area	5081	FinArea	2556

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	25	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 023.0-0001-0038.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X19	A	AV	1923	22.31	T	40	104			4,600			4,600

More:	N	Total Yard Items:	4,600	Total Special Featues:		Total:	4,600

IMAGE

AssessPro Patriot Properties, Inc